

SUBDIVISION COMMITTEE

Regular Meeting--September 25, 1973

PRELIMINARY PLANS

C8-73-55 Cherry Creek, Phase 5, Section 1 Westgate Blvd. & Indio Drive

The staff reported that this subdivision consists of 11.04 acres with 30 lots, the average lot size being .5 acre.

The Plat Review Committee met on June 20, 1973 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Approval limited to "A" uses; other uses disapproved pending zoning.
2. A common access drive required to serve lots facing Westgate Blvd. and restriction prohibiting curb breaks on Westgate Blvd.
3. Show 25 year flood plain along Williamson Creek.
4. Fiscal arrangements required for owners portion of the bridge at Westgate Blvd. and Williamson Creek.
5. Sidewalks required along east side of Westgate Blvd. and on one side of Indio Drive.
6. Transition from 30 feet of paving as now existing on Indio Drive to 44 feet within this subdivision.
7. Drainage and utility easements as required.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of CHERRY CREEK, PHASE 5, SECTION 1, subject to all of the above conditions.

C8-73-71 Scarlet Oak Park Addition Morris Road & Lyndon Lane

The staff reported that this preliminary plan had been postponed at a previous meeting pending a favorable report from the Williamson County Health Department for septic tanks. An approval from Williamson County Health Department has been received, therefore, the staff recommends approval.

The Committee unanimously

VOTED: To APPROVE the preliminary plan of SCARLET OAK PARK ADDITION.

C8-73-87 Spring Valley
F.M. 1826 & Spring Valley Drive

The staff reported that this subdivision consists of 36.97 acres with 100 lots, the average lot size being 100' x 140'.

The staff's presentation on the above preliminary plan based on departmental reports and ordinance requirements are as follows:

1. Disapproval pending State Health Department approval of private water system or connection to Water District #14, and pending Health Department approval of septic tanks and systems for the subdivision.
2. The following departmental and ordinance requirements have not been complied with:
 - a) All lots required to front on a dedicated street (Lot 63 does not).
 - b) Lots fronting on culs-de-sac required to be a minimum of 33' wide, chord distance, at street line.
 - c) Building setback lines required on plat.
 - d) All streets and drainage required to be constructed to city specifications.
 - e) Sidewalks required on one side of F.M. 1826, Spring Valley Drive and Valley Ridge Road.
 - f) Spring Valley Drive required to intersect F.M. 1826 at 90 degrees.
 - g) Recommend Spring Valley Drive and Valley Ridge Road south of Spring Valley be 60 feet in width.
 - h) Annexation into Water District #14 and 2700' \pm approach main required to serve this subdivision with water.
 - i) Correct topo at Flat Rock Drive.

After further discussion, the Committee unanimously

VOTED: To DISAPPROVE the preliminary plan of SPRING VALLEY, pending State Health Department approval of a private water system and pending Health Department approval of septic tanks and systems for the subdivision; and subject to the other conditions DELETING items E, G and H.

C8-73-97 Walnut Place, Section 6
Sansom Road & Springdale Road

The staff reported that this subdivision consists of 11.07 acres with 19 lots, the average lot size being 80' x 200'.

The Plat Review Committee met on August 8, 1973 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Sidewalks required on Sansom Road and Springdale Road
2. Requires 64 feet of R.O.W. on Sansom and 120 feet on Springdale Road.

C8-73-97 Walnut Place, Section 6---continued

3. Drainage and utility easements required.
4. All lots required to meet Health Department requirements for area and distance between drainfields and creeks.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of WALNUT PLACE, SECTION 6, subject to all of the departmental requirements with the EXCEPTION of DELETING the sidewalk requirements.

C8-73-99 The Village at Quail Creek
Kramer Lane & Parkfield Drive

The staff reported that this subdivision consists of 52.48 acres with 133 lots, the average lot size being 70' x 110'.

The Plat Review Committee met on August 15, 1973 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Sidewalks required on Parkfield Drive and Kramer Lane
2. Separate subdivision and special permit approval for all P.U.D. sites.
3. Recommend a variance be granted on block length for the western-most block because of existing development.
4. Drainage and utility easements required.
5. Show existing R.O.W. on Kramer Lane.
6. Round off all intersection corners.
7. Disapproval of P.U.D. site for any use other than "A" Residential.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of THE VILLAGE AT QUAIL CREEK, subject to all of the above conditions with the EXCEPTION of the DELAY of sidewalk locations adjacent to P.U.D. site pending consideration of specific P.U.D. applications.

C8-73-100 Dry Creek Commercial
Dry Creek Drive

The staff reported that this subdivision consists of 8.22 acres with 7 lots, the average lot size being 1 acre.

The Plat Review Committee met on August 22, 1973 and recommends that the above preliminary plan be approved subject to the following conditions:

1. Recommend that Northwest Passage Blvd. go through to Hillbrook or that the street may be cul-de-saced if the intersection of Hillbrook and Mountain Climb Drive is corrected to provide adequate site distance for a safe intersection.

C8-73-100 Dry Creek Commercial---continued

2. Street grades and site distance at Hillbrook and Northwest Passage Blvd. requires approval of Engineering Department and Traffic and Transportation Department.
3. Recommend that no driveways be permitted from the "O" Office lot (Lot 7) to Hillbrook because of grade and inadequate site distance.
4. Sidewalks required along the west side of Northwest Passage Blvd. and along the north side of Dry Creek Drive.
5. Curve on Northwest Passage Blvd. required to have a minimum centerline radius of 300 feet.
6. Show 25 foot building setback line on Northwest Passage Blvd.
7. Drainage and utility easements required.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of DRY CREEK COMMERCIAL with Northwest Passage Blvd. dedicated to Hillbrook Drive, subject to all the above conditions REQUIRING sidewalks as indicated or PROVISIONS for walkways or paved areas acceptable to the Director of Public Works in lieu thereof.

C8-73-101 Lakeway, Section 4-D -- Revised
Sunfish Road

The staff reported that this subdivision consists of 9 acres with 11 lots, the average lot size being .9 acres.

The Plat Review Committee met on August 22, 1973 and recommends that the above preliminary plan be approved subject to the following conditions:

1. Recommend to grant a variance on the radius and depth of Seashell cul-de-sac and depth of Windmill cul-de-sac because of topography. Also, recommend to grant a variance to exclude the J. Hiram Moore tract from this subdivision.
2. Approval subject to the connection to an approved sewage treatment facility.
3. Drainage and utility easements required.
4. No sidewalks required---SUBURBAN.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of LAKEWAY, SECTION 4-D, REVISED, subject to all of the above conditions.

C8-73-102 Lookout Mountain

Highway 71 & Lookout Mountain Drive

The staff reported that this subdivision consists of 162.3 acres with 203 lots, the average lot size being 100' x 180'.

The Plat Review Committee met on July 11, 1973 and recommends that the above preliminary plan be approved subject to the following conditions:

1. Density required to be limited to 400 units total if subdivision is to remain 'suburban'; need restriction on final plat.
2. Restriction required on final plat showing homeowners maintenance of greenbelt areas.
3. Recommend variance be granted on block lengths because of topography.
4. Drainage and utility easements required.
5. Connection to an approved sewage treatment facility.
6. All intersections required to be at or near 90 degrees.
7. Provision for adequate water supply from Water District #14.
8. No sidewalks required---SUBURBAN.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of LOOKOUT MOUNTAIN, subject to all of the above conditions.

C8-73-103 Granada Hills II

Granada Hills Drive & El Ray Blvd.

The staff reported that this subdivision consists of 388.7 acres with 567 lots, the average lot size being 130' x 175'.

The Plat Review Committee met on July 25, 1973 and recommends that the above preliminary plan be approved subject to the following conditions:

1. Working out the proposed county park with County Commissioners.
2. Drainage and utility easements as required.
3. Recommend to grant variances of depth of cul-de-sac's over 400 feet and block lengths over 1200 feet because of topography, density and adequate circulation.
4. Recommend variance be granted on scale of plan.
5. Change name of Buena Vista, Durango, LaBahia, Madero, Monterey Pass, Monterey Circle and Pueblo Pass.

After further discussion, the Committee unanimously

VOTED: To POSTPONE the preliminary plan of GRANADA HILLS II for 30 days due to an unfavorable report from the Health Department on percolation and core tests.

C8-73-104 Lakeway Relocation & Dedication
Lohman's Crossing Road

The staff reported that this subdivision consists of 1.57 acres with the number of lots and average lot size not applicable.

The staff's recommendation based on departmental reports has recommended that the above preliminary plan be approved as submitted.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of LAKEWAY RELOCATION AND DEDICATION.

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following eight (8) final subdivisions have been before the Committee in the past and have complied with all departmental requirements, therefore, the staff's recommendation is that they be approved. The Committee unanimously

VOTED: To APPROVE the following eight (8) final subdivision plats:

- C8-73-32 Lamplight Village, Section 1
Parmer Lane & Limerick Avenue
- C8-73-47 Cherry Creek, Phase IV, Section 1
Scenic Oaks Circle & Mesa Gate Blvd.
- C8-73-48 Wood Hollow Park
Greystone Drive & Wood Hollow Drive
- C8-73-58 Point Vista, Section 2 and 3
Vista Drive & Stonebriar
- C8-73-64 Oak Crest
Austin-McNeil Road & F.M. 1325
- C8-73-79 Barrington Oaks, Section 2
Bracknell Drive
- C8-73-84 Kings Village, Section 3
Howard Lane & Ida Ridge
- C814-72-15 The Village at Pleasant Valley - P.U.D.
Pleasant Valley Road & Village Square

The staff reported that the following final subdivision has not been before the Committee and recommends that it be accepted for filing and approved. The Committee unanimously

VOTED: To ACCEPT for filing and APPROVE the following two (2) final plats:

- C8-73-96 Lohman's Crossing Road Relocation & Dedication
Lakeway & Lohman's Crossing Road
- C8-73-104 Lakeway Relocation & Dedication
Lakeway & Lohman's Crossing Road

The staff reported that the following final subdivision has not been before the Committee and recommends that it be accepted for filing and disapproved pending compliance with departmental requirements, fiscal arrangements and easements. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements, fiscal arrangements and easements for the following final subdivision:

C8-73-55 Cherry Creek, Phase V, Section 1
Westgate Blvd. & Indio Drive

The staff reported that the following final subdivision has not been before the Committee and recommends that it be accepted for filing and disapproved pending tax certificates, compliance with departmental requirements, fiscal arrangements, easements and sidewalks. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements, tax certificates, fiscal arrangements, easements and sidewalks for the following final subdivision:

C8-73-95 Meadow Creek, Section 2
Dittmar Lane

The staff reported that the following final subdivision has not been before the Committee and recommends that it be accepted for filing and disapproved pending current tax certificates and compliance with departmental requirements. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements and current tax certificates for the following final subdivision:

C8-73-98 Pleasant Valley Road Street Dedication
Pleasant Valley Road

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following four (4) short form plats have complied with all the departmental requirements and recommends that they be approved. The Committee unanimously

VOTED: To APPROVE the following four (4) short form subdivisions:

C8s-73-167 Vista Grande, Section 2
Tejon Circle & Conjo Drive
C8s-73-183 Terry-O-Center
Ben White Blvd. & Payload Pass
C8s-73-205 H.S.R. Subdivision II
Mesa Drive & Spicewood Springs Road
C8s-73-218 Malone Addition
Slaughter Creek Drive & Slaughter Lane

The staff reported that the following short form plat has been before the Committee and recommends it be approved and that a variance required on the signature of adjoining owners be granted. The Committee unanimously

VOTED: To APPROVE the following short form and to GRANT the variance on the signature of adjoining owners:

C8s-73-216 Ruth C. Smith Addition
South 1st Street & Cedar Street

The staff reported that the following short form plat has been before the Committee and recommends it be accepted for filing and approved and that a variance required on the signature of adjoining owners be granted. The Committee unanimously

VOTED: To ACCEPT for filing and APPROVE and to GRANT the variance on the signature of adjoining owners for the following short form plat:

C8s-73-133 Mini Addition
East 5th Street

The staff reported that the following short form plat has been before the Committee and recommends that the request to delete the requirement from the approved preliminary on the cul-de-sac on Pearson Lane be granted, and that it be accepted for filing and approved. The Committee unanimously

VOTED: To DELETE the cul-de-sac requirement on Pearson Lane from the approved preliminary and to ACCEPT for filing and APPROVE the following short form plat:

C8s-73-225 Southwest Christian Church Subdivision
Armadillo Lane & Emerald Forest Drive

The staff reported that the following short form plat has been before the Committee and recommends that it be accepted for filing and disapproved pending fiscal arrangements and that a variance be granted to exclude the balance of the tract. The Committee unanimously

VOTED: To ACCEPT FOR FILING and DISAPPROVE pending fiscal arrangements and to GRANT the variance to exclude the balance of the tract for the following short form plat:

C8s-73- 180 Resub. Tract "C" Brykerwoods
W. 29th Street & Glenview Avenue

The staff reported that the following short form plat has been before the Committee but now it is requested and recommended to be withdrawn. The Committee unanimously

VOTED: To WITHDRAW the following short form subdivision:

C8s-73-193 Shady Hollow, Section 1-A
Brodie Lane & Squirrel Lane

The staff reported that the following five (5) short form plats have not been before the Committee, appearing for the first time, and recommends that they be accepted for filing and disapproved pending compliance with departmental requirements. The Committee unanimously

VOTED: To ACCEPT FOR FILING and DISAPPROVE pending compliance with departmental requirements for the following short form plats:

C8s-73-232 C.D.C. Addition
North Lamar Blvd. & Thurmond
C8s-73-233 1st Resub. of Blk. 'K', Mesa Park, Section 4
Natrona Drive & Wind River Road
C8s-73-234 Resub. Lots 1&5, Todd Addition
Macmora Road
C8s-73-237 Resub. Lot 1, Blk. 'H', Spring Hill Village
Horborne Lane
C8s-73-244 Safeway Addition #4
Braker Lane & I.H. 35

The staff reported that the following short form subdivision is appearing before the Committee for the first time and recommends that it be accepted for filing and disapproved pending compliance with departmental requirements and that a variance be granted to exclude the balance of the tract. The Committee unanimously

VOTED: To ACCEPT FOR FILING and DISAPPROVE pending compliance with departmental requirements and to GRANT the variance to exclude the balance of the tract for the following short form plat:

C8s-73-236 Travis Heights, Matlock Resub. Lots 4-7, Blk. 47
Bonham Terrace

The staff reported that the following three (3) short form plats is appearing before the Committee for the first time and recommends that they be postponed. The Committee unanimously

VOTED: To POSTPONE the following three (3) short form subdivisions:

C8s-73-235 Zidells One-Fifth Acre

Berkeley Avenue

C8s-73-238 Senter Downs Addition

W. St. Elmo & South 1st Street

C8s-73-239 Shady Hollow Addition, Section 2, Phase 2-A

Brodie Lane

The meeting of the Subdivision Committee was called to order at 3:00 P.M. in the Conference Room, 3rd Floor, City Hall by Mrs. Mather.

PRESENT: Jean Mather
Bill Milstead
Betty Himmelblau

On the thirteen (13) final subdivisions that was heard at this meeting (9-25-73) requires a full Planning Commission action, therefore, two members had to be polled, by phone, to make a majority of the full Commission who voted as stated in these minutes.

Members Polled: Bob Bobbit and Charles Nash

The meeting was adjourned at 5:00 P.M.